



COMMERCIAL OPPORTUNITY FOR SALE  
36 NORTHFIELD, BRIDGWATER, TA6 7HA  
Offers in Excess of £750,000

Tamlyns



# PROPERTY DESCRIPTION

## Description

In brief this is a Fully licensed 4 flat/5 bedroom/10 tenant HMO within One Main House and 4 additional self contained flats one of which being 2 bed.

## Situation

The property is located to the west of the town centre on the prestigious "Northfield" close to Bridgwater Cricket Club, St Matthews field and the Bowling club and within an easy walk of the town's facilities. Bridgwater offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

## The local area\*

3.3 miles – Junction 24 of the M5 Motorway

12.2 miles – Taunton

\* Distances are approximate & sourced from Google Maps

## Local Authority

Sedgemoor District Council | Council Tax Band: Exempt |  
EPC Rating: E

**Tenure:** Freehold

IF YOU ARE INTERESTED AND WOULD LIKE MORE  
INFORMATION, THEN PLEASE CONTACT PAUL REED  
AT TAMLYNS ON

**01278 458241 or 07494 744888**

[properties@tamlyns.co.uk](mailto:properties@tamlyns.co.uk)



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A substantial 5 bedroom 5 bathroom period HMO residence, plus 4 flats let on separate AST's situated in Bridgwater's favoured west side. The property is located within walking distance of the town centre.

The internal accommodation of the main house comprises - An entrance porch, reception hall, living room, dining room, 2 bedrooms, Utility area, WC, kitchen 2 en suite showers and a lift.

On the first floor, a landing leads to a kitchen, lounge and 3 additional bedrooms all with bathroom or en-suite shower rooms.

To the side of the main house is flat 2, accessed from a private entrance and this comprises Lounge/Diner, Bathroom, Bedroom and Utility Room as well as a Shower Room.

To the rear are 3 more flats (1 of which is a 2 bed) providing a further 4 bedrooms 3 kitchens, 3 living areas and 3 bathrooms.

Externally there is a good-sized courtyard area and parking for at least 6 cars are provided to the front of the main house.

This HMO focuses on social care for those with learning disabilities and is very well respected by all the tenants, many who have been in occupation for a number of years. Communal areas such as the entrance hall and both landings are clutter free and other communal areas such as the kitchen and the shared

shower/bathrooms and Lounges are very clean and tidy. Highlights include, a communal kitchen and lounge area in the main house as well as a south-facing courtyard to the rear of the property. There is also a shared WC and bathroom or shower room on every level and a lift for ease of access between floors. The vendors have Gross Profit and Income & expenditure figures for the past 3 years are available to any prospective purchaser.

## Floor Areas - Totalling 4,670 Sq ft

Main House	2,410 sq ft Incl. Care Agency Room 175 sq ft
Flat 2	495 sq ft
Flat 3	560 sq ft
Flat 4	625 sq ft
Flat 5	580 sq ft

## Room Sizes

Main House - Includes 5 beds, Kitchen, Lounge & Managers office

### Ground Floor

Bed 1	5.0M x 4.4M Plus En suite
Bed 2	4.6M x 3.1M Plus En suite
Kitchen	4.3M x 4.2M
Lounge 1	4.6M x 5.4M
Lounge 2	4.7M x 2.8M
Utility room	1.9m x 1.4M
WC	
Store Cupboard	

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## First Floor

Carer Office	4.6M x 3.6M
Bed 3	4.6M x 4.6M
Bed 4	4.6M x 3.5M
Bed 5	4.7M x 5.0M Plus shower room
Kitchen	4.7M x 4.2M
Bathroom 1	2.4M x 1.8M
Bathroom 2	2.6M x 2.0M

## **Tenancy Information - Rent Per Annum**

Main House	£2,222
Flat 2	£516
Flat 3	£535
Flat 4	£535
Flat 5	£640
Care Agency Room	£303

**Total Gross Income Per Annum: £57,012**

## **Directions**

From Tamlyns Office on Bridgwater High Street, head west towards North Street. Turn right at the lights and head up Wembdon Road past The Malt Shovel pub where Northfields is located ½ mile further on your left hand side. On turning into Northfields the subject property can be found on your left hand side at 36 Northfield.

## **Services**

Main Electricity, gas, water and drainage are connected to the property. Telephone lines will need to be connected by the purchaser.

## **Planning**

The prospective purchaser should make their own enquiries to the planning department of the local authority regarding the current use.

## **VAT**

VAT is not applicable on the purchase price

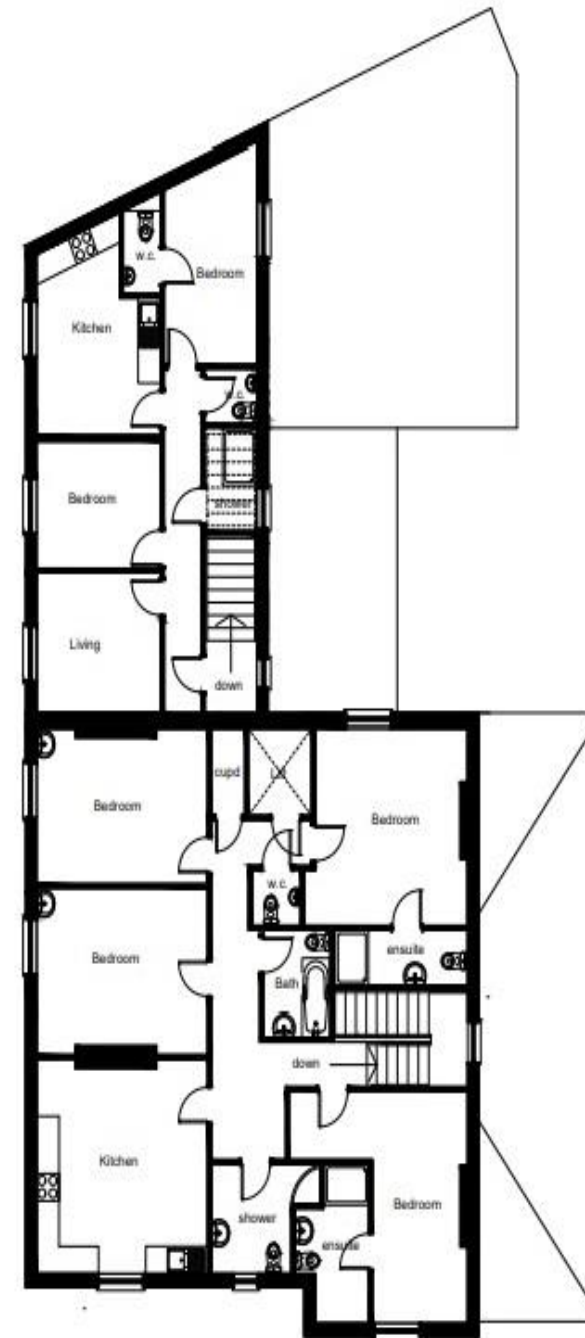
## **Method of Sale**

The land is for sale by Private Treaty.

Offers in excess of £750,000



### Ground Floor



### First Floor



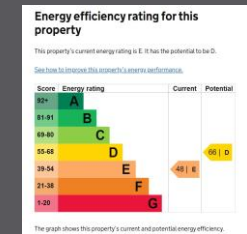
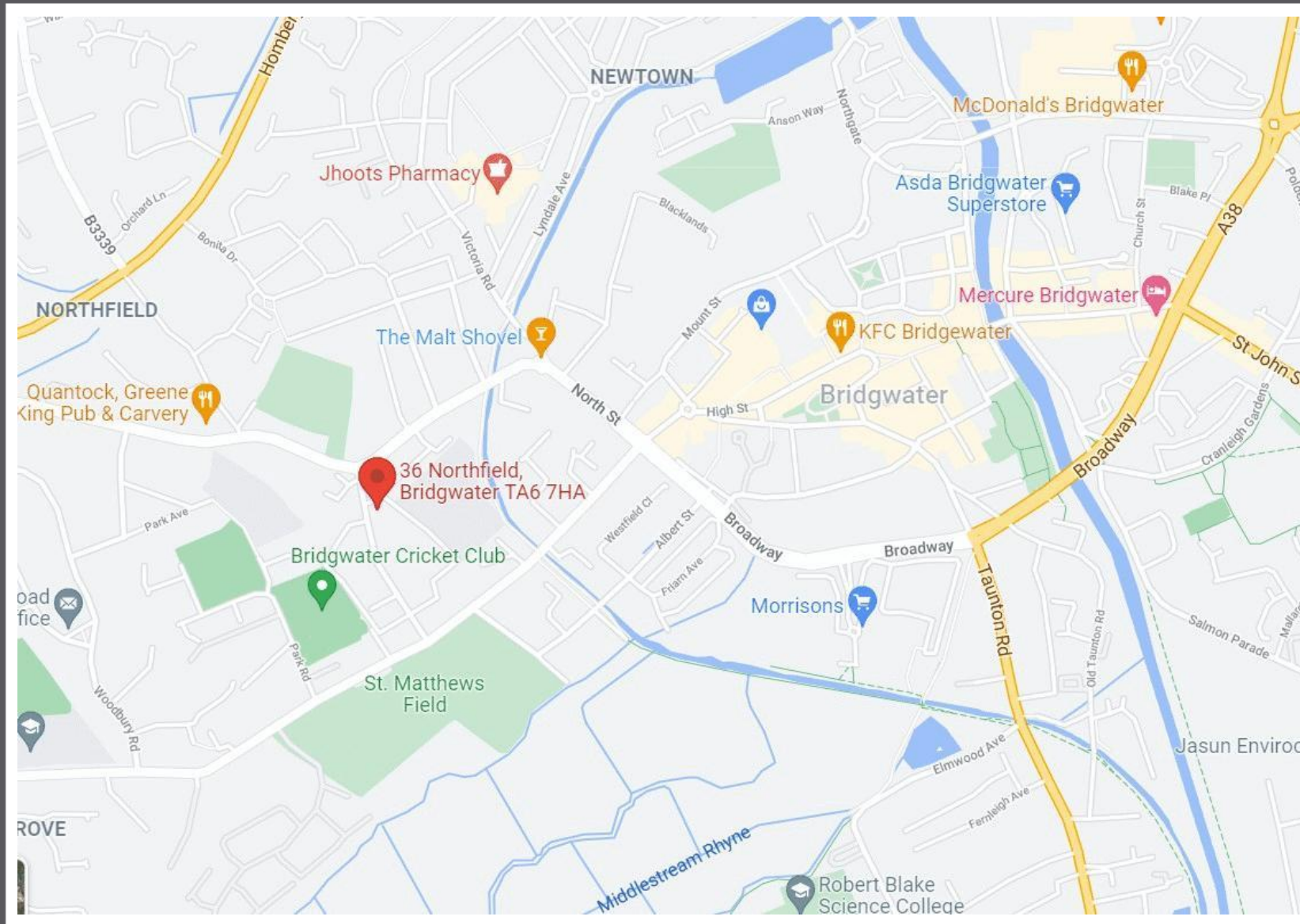








# PLAN



## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applicated and fittings tested.
2. Plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

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